

**SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS**

**Tuesday, July 12, 2016, 1:30 p.m.**

**SUMMARY MINUTES**

**I. CALL TO ORDER**

The Meeting of the Board of County Commissioners on Tuesday, July 12, 2016 was called to order by Chair, Thomas C. Davidson, at 1:33 p.m. in the County Commissioners' Meeting Room, Summit County Courthouse, 208 Lincoln Avenue, Breckenridge, Colorado.

**II. ROLL CALL**

Board Members present and answered to the roll call were:

Thomas C. Davidson, Chair

Dan Gibbs, Commissioner

Karn Stiegelmeier, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Cameron Turpin, Assistant County Attorney; Thad Noll, Assistant County Manager; Sarah Vaine, Assistant County Manager; Don Reimer, Planning Director; Jessica Potter, Planner; Julie Sutor, Public Affairs Coordinator; Eva Henson, Administrative Manager and Suzanne Pugsley, Deputy Clerk.

Additional Attendees: Kevin Fixler, Taryn Brooke, Danny Teodoru, and Joe Maglicic.

**III. APPROVAL OF AGENDA**

The Agenda was approved, as presented.

**IV. CITIZEN COMMENT**

**V. CONSENT AGENDA**

- A. Warrant List of 6-16-2016 to 6-30-2016 (Finance). **Approved as presented by the Finance Department; and**
- B. Approval of Minutes from the 6-28-16 Regular Meeting. **Approved as presented; and**
- C. Issuance of a TDR Certificate for one development right from the Joint Upper Blue TDR Bank for one additional unit of density in conjunction with the approval of the Cucumber Creek Master Plan; Tract B, Christie Heights Subdivision #2 (within the Town of Breckenridge) (PLN16-066) Upper Blue Basin (Planning). **Approved Resolution 2016-53; and**
- D. Approving the execution of a third amended and restated Intergovernmental Agreement providing for the establishment and continuation of the Summit Combined Housing Authority (Attorney). **Approved as presented; and**
- E. Approval of a Resolution in support of Raise the Bar, Protect the Constitution

- (Manager's). **Approved Resolution 2016-54; and**
- F. Approval of a Resolution Adopting Amendments to Resolution 2016-01, Concerning the Appointments to Various Boards, Committees, and Commissions (Manager's). **Approved Resolution 2016-55; and**

**MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve the Consent Agenda, items A-F including Resolution 2016-53, Issuance of a TDR Certificate for one development right from the Joint Upper Blue TDR Bank for one additional unit of density in conjunction with the approval of the Cucumber Creek Master Plan; Tract B, Christie Heights Subdivision #2 (within the Town of Breckenridge) (PLN16-066) Upper Blue Basin (Planning), Resolution 2016-54, Approval of a Resolution in support of Raise the Bar, Protect the Constitution (Manager's), and Resolution 2016-55, Approval of a Resolution Adopting Amendments to Resolution 2016-01, Concerning the Appointments to Various Boards, Committees, and Commissions (Manager's).**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

*Public Hearing A and New Business A were opened together as they are related items.*

*Public Hearing B and New Business B were opened together as they are related item.*

## **VI. PUBLIC HEARING**

- A. An application for Preliminary Plat to subdivide 16.733 acres into Lots 21A, 21B, and two parcels reserved for future development; Western Sky Ranch, Filing #7. The proposal is described as all or portions of the Little Maud Lode MS# 2967, Paris Lode MS# 2968, Snowstorm Lode MS# 14253, Stark Lode MS# 2969, Alliance Lode MS# 2970; located in Section 30, Township 6 South, Range 77 West of the 6th P.M.; 16.733 acres zoned Western Sky Ranch PUD (PLN16-019/Danny Teodoru) Upper Blue Basin (Planning).
- B. An application for a Preliminary Plat to subdivide Lot 8, Shadows North Amended Subdivision into two single-family lots whereby Lot 8A will consist of 0.5 acres and Lot 8B will consist of 0.53 acres; Lot 8, Shadows North Amended Subdivision, a 1.03 acre parcel zoned R-2 (PLN16-039/Taryn Brooke) Upper Blue Basin (Planning).

## **VII. NEW BUSINESS**

- A. An application for Final Plat to subdivide 16.733 acres into Lots 21A, 21B, and two parcels reserved for future development; Western Sky Ranch, Filing #7. The proposal is described as all or portions of the Little Maud Lode MS# 2967, Paris Lode MS# 2968, Snowstorm Lode MS# 14253, Stark Lode MS# 2969, Alliance Lode MS# 2970; located in Section 30, Township 6 South, Range 77 West of the 6th P.M.; 16.733 acres zoned Western Sky Ranch PUD (PLN16-019/Danny Teodoru) Upper Blue Basin (Planning).
- B. An application for a Final Plat to subdivide Lot 8, Shadows North Amended Subdivision into two single-family lots whereby Lot 8A will consist of 0.5 acres and Lot 8B will consist of 0.53 acres; Lot 8, Shadows North Amended Subdivision, a 1.03 acre parcel zoned R-2 (PLN16-039/Taryn Brooke) Upper Blue Basin (Planning).

Commissioner Davidson requested that staff discuss Public Hearing A and New Business A together, due to the related topic.

Jessica Potter discussed the staff reports for Public Hearing A and New Business A and noted that as this application was being prepared for submittal to the Planning Department, a United States Forest Service (USFS) sliver of land approximately 18 feet wide was discovered between the Stark and Snowstorm Lodes. As such, the area intended to be Lots 19 and 20 does not have legal access since the designated access would trespass through the USFS sliver of land. As legal access is a prerequisite for approval of a subdivision, Lots 19 and 20 cannot be legally subdivided as part of this application.

Ms. Potter stated that resolving this issue with the USFS will involve at least one of several lengthy processes, and rather than wait until a resolution can be reached with the USFS, the applicant has requested to plat only Lot 21, as Lots 21A and 21B, to account for this sliver of USFS land.

Staff recommended approval of proposed Resolution 2016-56 including the 7 findings and 1 condition and proposed Resolution 2016-57 including the 7 findings and 1 condition.

Commissioner Stiegelmeier requested clarification on the platting process and if there are other options.

Danny Teodoru, attorney for applicant, also gave an overview of the project and noted that the USFS sliver of land was not there before the house on Lot 21 was built. He described the difficulties of finding a solution and also recommended approval.

Commissioner Davidson opened and closed Public Hearing A with no public comment.

**MOTION:** A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve Resolution 2016-56, An application for Preliminary Plat to subdivide 16.733 acres into Lots 21A, 21B, and two parcels reserved for future development; Western Sky Ranch, Filing #7. The proposal is described as all or portions of the Little Maud Lode MS# 2967, Paris Lode MS# 2968, Snowstorm Lode MS# 14253, Stark Lode MS# 2969, Alliance Lode MS# 2970; located in Section 30, Township 6 South, Range 77 West of the 6th P.M.; 16.733 acres zoned Western Sky Ranch PUD (PLN16-019/Danny Teodoru) Upper Blue Basin (Planning), including the 7 findings and 1 condition.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**MOTION:** A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Gibbs to approve Resolution 2016-57, an application for Final Plat to subdivide 16.733 acres into Lots 21A, 21B, and two parcels reserved for future development; Western Sky Ranch, Filing #7. The proposal is described as all or portions of the Little Maud Lode MS# 2967, Paris Lode MS# 2968, Snowstorm Lode MS# 14253, Stark Lode MS# 2969, Alliance Lode MS# 2970; located in Section 30, Township 6 South, Range 77 West of the 6th P.M.; 16.733 acres zoned Western Sky Ranch PUD (PLN16-019/Danny Teodoru) Upper Blue Basin (Planning), including the 7 findings and 1 condition.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

Commissioner Davidson requested that staff discuss Public Hearing B and New Business B together, due to the related topic.

Jessica Potter gave an overview of the staff reports for Public Hearing B and New Business B and discussed the history of how the Shadows North Amended Plat did not affect Lots 1 – 8, 15 and 16, which remain as originally platted. She noted that this request is to create a two-lot subdivision on a 1.03 acre parcel whereby Lot 8A will consist of 0.5 acres and Lot 8B will consist of 0.53 acres.

Staff recommended approval of proposed Resolution 2016-58 including the 6 findings and 3 conditions and proposed Resolution 2016-59 including the 7 findings and 3 conditions.

Taryn Brooke, applicant, thanked staff and spoke in favor of an approval.

Joe Maglicic, applicant, thanked staff and spoke in favor of an approval.

Commissioner Davidson opened and closed Public Hearing B with no public comment.

**MOTION:** A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve Resolution 2016-58, An application for a Preliminary Plat to subdivide Lot 8, Shadows North Amended Subdivision into two single-family lots whereby Lot 8A will consist of 0.5 acres and Lot 8B will consist of 0.53 acres; Lot 8, Shadows North Amended Subdivision, a 1.03 acre parcel zoned R-2 (PLN16-039/Taryn Brooke) Upper Blue Basin (Planning), including the 6 findings and 3 conditions.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**MOTION:** A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Gibbs to approve Resolution 2016-59, An application for a Final Plat to subdivide Lot 8, Shadows North Amended Subdivision into two single-family lots whereby Lot 8A will consist of 0.5 acres and Lot 8B will consist of 0.53 acres; Lot 8, Shadows North Amended Subdivision, a 1.03 acre parcel zoned R-2 (PLN16-039/Taryn Brooke) Upper Blue Basin (Planning), including the 7 findings and 3 conditions.

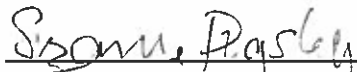
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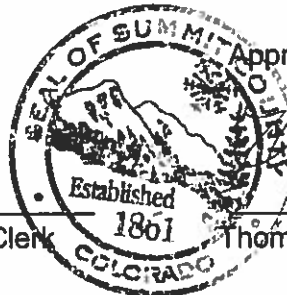
**VI. ADJOURNMENT**


The meeting was adjourned at 2:00 p.m.

Respectfully submitted,

Approved by:

  
Suzanne Pugsley, Deputy Clerk



  
Thomas C. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the July 12, 2016 Board of County Commissioners' Regular Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2<sup>nd</sup> Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.